

	<h1>Planning and Zoning Commission</h1> <h2>STAFF REPORT</h2>	<h3>AGENDA</h3> <p># _____</p>
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TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: Jim Gagliardi, City Planner
MEETING DATE: January 2, 2014

REQUEST

Request by Diversified Partners LLC (Alexandra Schuchter) for the following land use request:

- 1. DSA-13-00154: Preliminary Plat for the Commons at Palm Creek** to create three lots within the existing retail center site. (APN: 505-23-002Y)

APPLICANT/OWNER

Diversified Partners LLC (Alexandra Schuchter) 7500 E McDonald Dr #100A Scottsdale, AZ 85250	Vanderbilt Group LLC 2401 W Bell Rd Phoenix, AZ 85023
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HISTORY

June 5, 1999:	Ordinance No. 1280 was approved by City Council, annexing the site into the City of Casa Grande as part of the Northeast Annexation.
October 2, 1989:	Initial City Zoning of UR was established via Ordinance No. 1178.18.
February 22, 2005:	The current zoning of B-2 was established via Ordinance 1178.218.
June 7, 2007:	Major site plan approved, DSA-07-1387, for the construction of the Commons at Palm Creek.

PROJECT DESCRIPTION

Site Area	8.37 acres
Current Land Use	Fitness center
Existing Zoning	B-2 (General Business)
Existing General Plan 2020 Land Use	<i>Community Center</i>

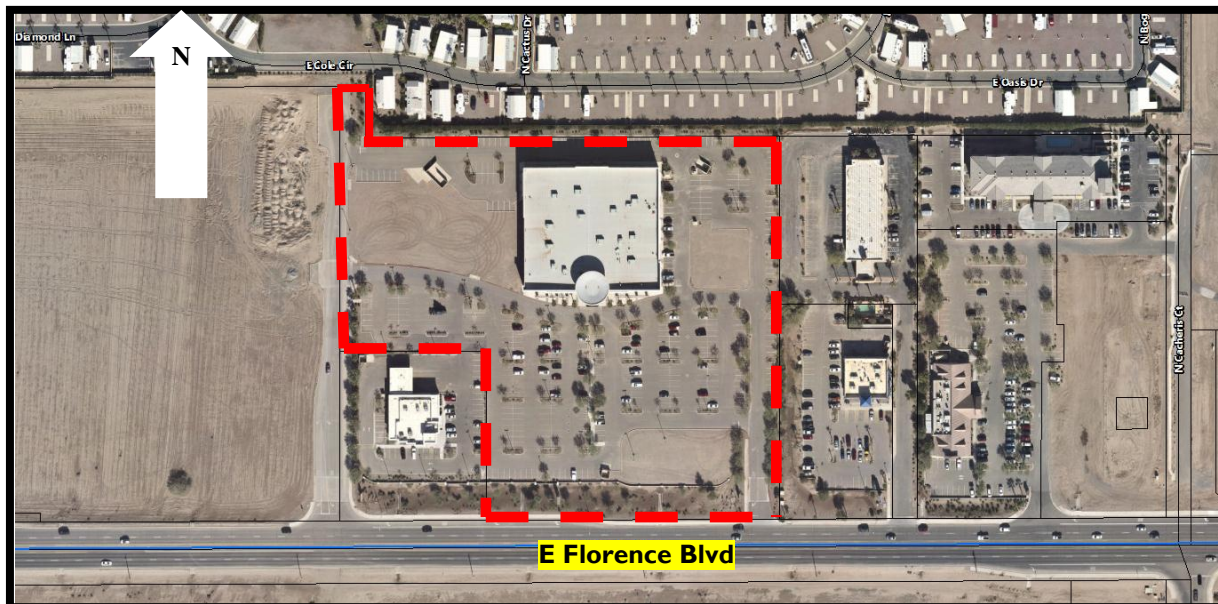
Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning / Use
North	<i>Neighborhoods</i>	PAD (Palm Creek RV Resort)
East	<i>Community Center</i>	B-2 (Hotel, Restaurant)
South	<i>Community Center</i>	B-2 (bank); PAD (Copper Sky Marketplace) / undeveloped
West	<i>Community Center</i>	B-2 (undeveloped)

General Discussion

The subject parcel is known as The Commons at Palm Creek and consists of 8.37 acres. It presently contains one building occupied by L.A. Fitness, approved by Major Site Plan DSA-07-01387 (See Exhibit A). The applicant is requesting to subdivide this property into three lots for the purpose of future sale and development (See Exhibit B). Lot 1 would be 3.84 acres for potential retail and restaurant uses, Lot 2 would be 3.55 acres consisting of the present building, and Lot 3 would be 1.72 acres for potential restaurant and retail uses. Seventy feet of right of way would also be dedicated to Florence Blvd through a future Final Plat application, once the Preliminary Plat is approved. Development on these lots would require major site plan review and approval. 20.77 acres between the proposed subdivision and Henness Rd to the west is under the same ownership but not proposed for platting at this time. A 1.70-acre parcel consisting of a bank to the southwest of the proposed subdivision is under different ownership and excepted from this request.

SITE CONTEXT/AERIAL



Drainage, traffic, sewer, and water reports were submitted with this preliminary plat application, and there were no issues raised by the reviewing departments.

The proposed subdivision is being processed in accordance with Section 16.12 of the City Code. The applicant has subsequently submitted a Final Plat currently under staff review. Pending City Planning and Zoning Commission approval of the Preliminary Plat, the Final Plat request will be heard by City Council.

REVIEW FOR ADEQUACY

In reviewing a preliminary plat, the following items are typically reviewed to assure adequacy with development regulations:

1. Lot size, dimensions

The three proposed lots meet lot size and dimensions required of the B-2 zone district.

2. Setbacks

The existing building and parking upon proposed Lot 2 meets setback requirements of the B-2 zone district. Conceptualized building placement on proposed Lots 1 and 3 are shown to be able to meet setbacks as well.

3. Parking provision

472 overall parking spaces currently exist among the entire proposed subdivision with a conceptual layout of retail and restaurant uses taking into account the existing fitness center. The proposed layout reveals that a total of 392 parking spaces would be required. City Code necessitates that parking be met on the same lot as the use. A parking table was provided on the preliminary plat showing that each of the proposed lots meets or exceeds the City Code's parking requirement (See Exhibit C). Additionally, per the site's CC&R's, shared parking and access agreements allow shared parking among the lots.

4. Drainage pattern/ developed flows accommodation

The drainage report submitted with this application, in addition to the past drainage report approving of the fitness facility's major site plan presents no issues with the proposed layout of lots. The Commons at Palm Creek recorded CC&R's contains a cross drainage agreement.

5. Utility access and provision

This proposed subdivision shows no apparent issues with ability to provide utilities to the proposed lots. Additional review would occur at the time of major site plan review for the development of the proposed lots.

6. Access to / Adequacy of public roads

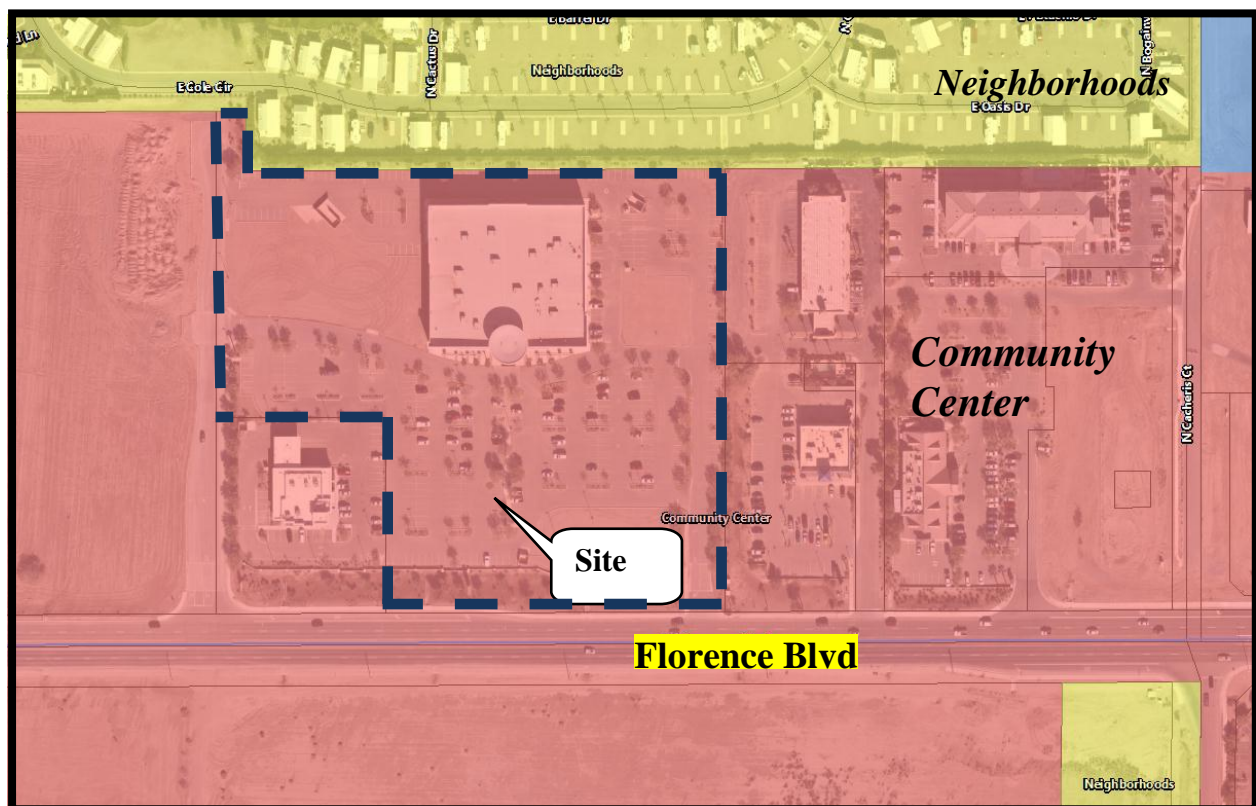
The site has two main access points to E. Florence Blvd. One is a western access drive providing access from Florence to proposed Lot 1. The other is an

ingress/egress directly onto Florence Blvd at the southeast corner of proposed Lot 3. The recorded CC&R's for the site contains cross access agreements to assure that all three lots, as well as the existing bank parcel can use both of the existing Florence Blvd. access points. As part of the subdivision request, 70 ft. of Florence Blvd is proposed to be dedicated to meet the Florence Blvd 140 ft. arterial road classification as shown in the Small Area Transportation Plan (SATS).

COMFORMANCE TO THE GENERAL PLAN

The subject site is designated as *Community Center* in the City's General Plan 2020. Major site plan review would entail assuring compliance with this land use designation. The creation of proposed Lot 3 which proposes a pad building shows a layout that ascribes to the goal of the Community Center, proposing a building be placed close to the right of way. This promotes a walkable relationship to the pedestrians along public roads and the built environment.

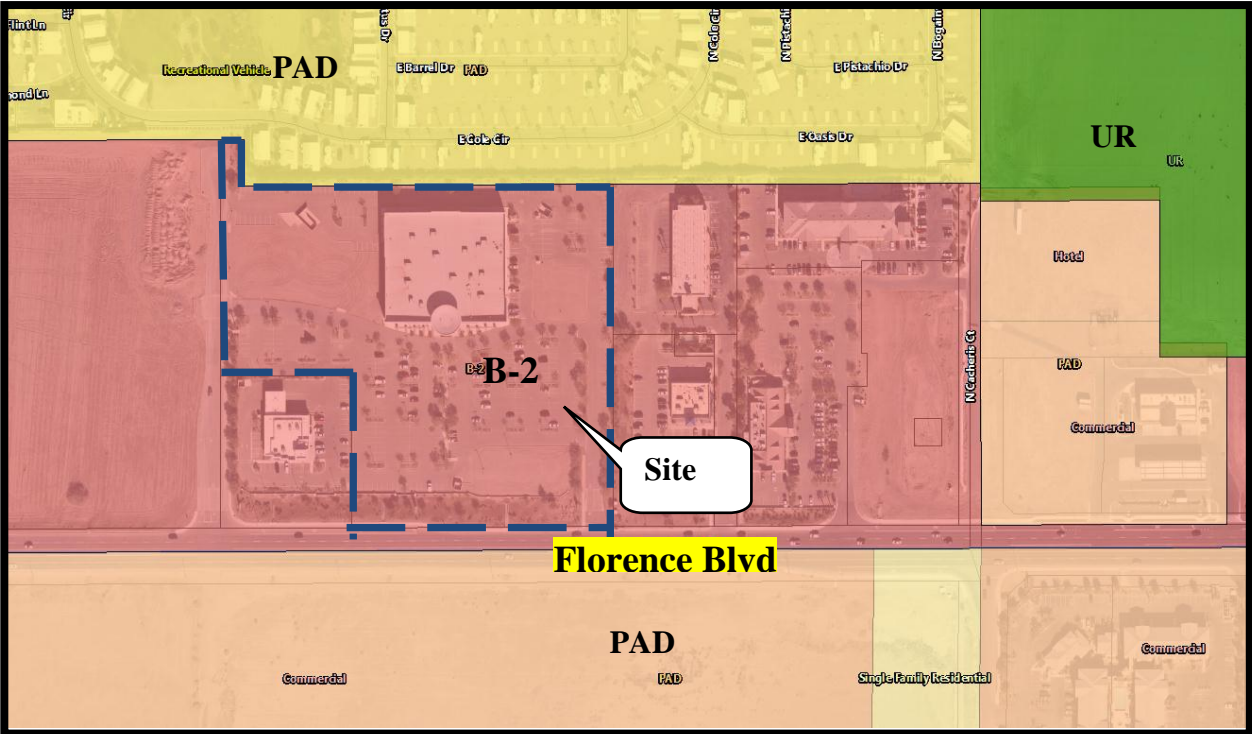
GENERAL PLAN 2020 EXHIBIT



CONFORMANCE WITH ZONING

The proposed and existing uses are compliant with B-2 zoning.

ZONING EXHIBIT



PUBLIC NOTIFICATION/COMMENTS	
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Notification

Public hearing notification efforts for this request meet the requirements set out by City Code. They include:

- A notice was published in the Casa Grande Dispatch on December 17, 2013 for the January 2, 2014 Planning and Zoning Commission public hearing.
- Notice was mailed by the City on December 16, 2013 at least fifteen days before the day of the hearing to each owner of property situated within 200 hundred feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was posted by the applicant on the subject site. An affidavit confirming this posting is located within the file.

Inquiries/Comments

At the time of this writing, no inquiry or comment has been received.

RECOMMENDED MOTION

Staff recommends the Commission approve **DSA-13-00154, Preliminary Plat for the Commons at Palm Creek**, to create three lots within the existing retail center site (APN: 505-23-002Y).

Exhibits

- Exhibit A- L.A. Fitness Major Site Plan
- Exhibit B- Preliminary Plat
- Exhibit C- Parking Table

Exhibit B- Preliminary Plat

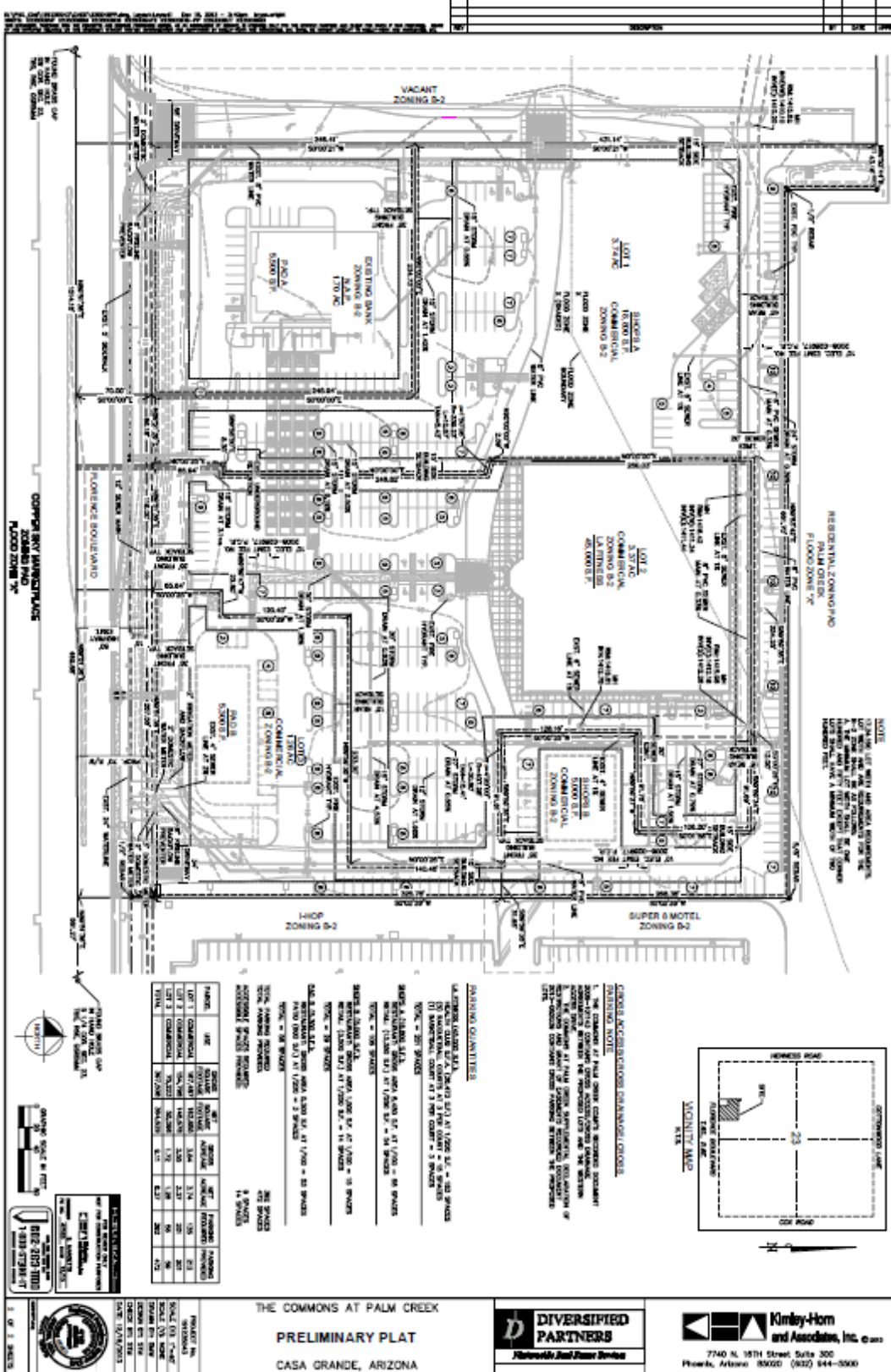


Exhibit C – Parking Table

PARKING QUANTITIES

LA FITNESS (45,000 S.F.):

HEALTH CLUB G.F.A. (36,473 S.F.) AT 1/200 S.F. = 183 SPACES
 (5) RACQUETBALL COURTS AT 3 PER COURT = 15 SPACES
 (1) BASKETBALL COURT AT 3 PER COURT = 3 SPACES

c TOTAL = 201 SPACES

SHOPS A (18,800 S.F.):

RESTAURANT: GROSS AREA 5,450 S.F. AT 1/100 = 55 SPACES
 RETAIL: (13,350 S.F.) AT 1/250 S.F. = 54 SPACES

TOTAL = 106 SPACES

SHOPS B (5,000 S.F.):

RESTAURANT: GROSS AREA 1,500 S.F. AT 1/100 = 15 SPACES
 RETAIL: (3,500 S.F.) AT 1/250 S.F. = 14 SPACES

c₁ TOTAL = 29 SPACES

PAD B (5,300 S.F.):

RESTAURANT: GROSS AREA 5,300 S.F. AT 1/100 = 53 SPACES
 PATIO (600 S.F.) AT 1/200 = 3 SPACES

TOTAL = 56 SPACES

TOTAL PARKING REQUIRED 392 SPACES
 TOTAL PARKING PROVIDED: 472 SPACES

c₁ ACCESSIBLE SPACES REQUIRED: 9 SPACES
 ACCESSIBLE SPACES PROVIDED: 14 SPACES

PARCEL	USE	GROSS SQUARE FOOTAGE	NET SQUARE FOOTAGE	GROSS ACREAGE	NET ACREAGE	PARKING REQUIRED	PARKING PROVIDED
LOT 1	COMMERCIAL	167,487	162,855	3.84	3.74	135	212
LOT 2	COMMERCIAL	154,798	146,678	3.55	3.37	201	201
LOT 3	COMMERCIAL	75,223	55,096	1.72	1.26	56	59
TOTAL		397,508	364,629	9.11	8.37	392	472